

NIKHIL Ramesh Joshi

B. Com., LL. B

ADVOCATE - HIGH COURT

Add: Swapnil Bunglow, Bolinj, Virar (W), Tal - Vasai, Dist - Thane, 401303

Mob - 9860100349

Date- 12/12/2017.

TO WHOMSOEVER IT MAY CONCERN TITLE CERTIFICATE AND SEARCH REPORT

Ref - Land bearing Survey No- 16, Hissa No-5B, Area admeasuring 907 Sq. Yard Assessment Rs -15/- Paise 36/- lying, being and situate in Village -Bolinj, Taluka- Vasai, District- Thane. within the limits of Sub-Registrars office at Vasai-1,2,3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken by Me in the Office OF Sub -Registrar of Assurances AT Vasai-1,2,3,4,5,6. for the period of Sixty Three (63) Years i.e. from 01/01/1953 to 12/12/2017

1 From the Search and Document Submitted to me it is found That:-

- a) Mr. Ramchandra Arjun Raut Were the Owners of the aforesaid Land
- b) As recorded in the Mutation Entry No -2413 The Owner Mr. Ramchandra Arjun Raut Died Intestate on Dated - 01/04/1967 Hence his Interest in the aforesaid Land Has been transmitted to his Only Legal Heir Mr. Pandurang Ramchandra Raut Same was incorporated in the revenue records.
- c) As recorded in the Mutation Entry No -2903. By the Virtue of Conveyance Deed Dated - 18/10/1977 Mr. Pandurang Ramchandra Raut Sold the Aforesaid Land to Mr. Abdul Karim Ahamed Saheb Patel Same was incorporated in the revenue records
- e) As recorded in the Mutation Entry No -5491. Mr. Abdul Karim Ahamed Saheb Patel Died Intestate on Dated 18/07/2006 Hence his Interest in the aforesaid Land Has been transmitted to his Legal Heirs 1) Mrs Mariyambi Abdul Karim Patel 2) Mr. Asalm Abdul Karim Patel 3) Mr. Asamat Abdul Karim Patel 4) Mr Asim Abdul Karim Patel 5) Mr. Kalim Abdul Karim Patel 6) Mrs. Samina Riyaz Patel Same was incorporated in the revenue records.
- f) By the virtue of Registered Will Dated - 05/02/2003 Reg. No.-7832/2003 at Sub- Registrar office of Assurances Vasai -3 Mr. Abdul Karim Ahamed Saheb Patel Gave the Aforesaid Land to his Sons Only Hence Same was incorporated in the revenue records Bearing Mutation Entry No -5491
- g) By the virtue of Development Agreement Dated - 31/12/2010 Reg. No.-18487/2010 at

Sub- Registrar office of Assurances Vasai -2 1) Mr. Asalm Abdul Karim Patel 2) Mr. Asamat Abdul Karim Patel 3) Mr Asim Abdul Karim Patel 4) Mr. Kalim Abdul Karim Patel Gave the Aforesaid Land for Development Purpose to 1) Mr. Shaukin Kumar S. Jain and 2) Mr. Nitin B. Jain Same was incorporated in the revenue records Bearing Mutation Entry No -6110 (Some Part of Land)

f) By the virtue of Development Agreement Dated - 18/07/2014 Reg: No.- 4492/2014 at Sub- Registrar office of Assurances Vasai -2 1) M/S Omkar Developers Through its Partner Mr. Shaukin Kumar S. Jain 2) M/S Omkar Developers Through its Partner Mr. Nitin B. Jain Gave the Aforesaid Land for Development Purpose to M/S Mangal Murati Construction Through its Proprietor Mr. Rakesh Bhalchandra Pawar Same was incorporated in the revenue records (only 10,000 Sq. Ft. Area out Of Lands Bearing Survey No- 16. Hissa No-5B, Area admeasuring 907 Sq. Yard and Land bearing Survey No- 16. Hissa No-6, Area admeasuring H.R. 0-06-55 and Land bearing Survey No- 405. Area admeasuring H.R. 0-03-5)

Details of Search is as follows :-

Year	Photo Index Book II	Printed Index Book II
1953	Nil	Nil
1954	Nil	Nil
1955	Nil	Nil
1956	Nil	Nil
1957	Nil	Nil
1958	Relevant Pages Torn	Relevant Pages Torn
1959	Nil	Nil
1960	Relevant Pages Torn	Relevant Pages Torn
1961	Nil	Nil
1962	Nil	Nil
1963	Nil	Nil
1964	Nil	Nil
1965	Nil	Nil
1966	Nil	Nil
1967	Nil	Nil
1968	Nil	Nil
1969	Nil	Nil
1970	Nil	Nil
1971	Nil	Nil

1972	Nil	Nil
1973	Nil	Nil
1974	Nil	Nil
1975	Nil	Nil
1976	Nil	Nil
1977	Torn	Torn
1978	Torn	Torn
1979	Nil	Nil
1980	Nil	Nil
1981	Nil	Nil
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn
1987	Torn	Torn
1988	Torn	Torn
1989	Nil	Nil
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Send Thane for Data Entry	Nil
1994	Nil	Send Thane for Data Entry
1995	Nil	Nil
1996	Nil	Nil
1997	Nil	Nil
1998	Nil	Nil
1999	Nil	Nil
2000	Nil	Nil
2001	Torn	Torn

2002	Nil	Nil
2003	Entry; Will Dated - 05/02/2003 Reg. No.-7832/2003 at Sub-Registrar office of Assurances Vasai -3 Made By Mr. Abdul Karim Ahamed Saheb Patel Gave the Aforesaid Land to his Sons Only	
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Nil	Nil
2009	Nil	Nil
2010	Entry; Development Agreement Dated - 31/12/2010 Reg. No.-18487/2010 at Sub-Registrar office of Assurances Vasai -2 made By and Between Owners - 1) Mr. Asalm Abdul Karim Patel 2) Mr. Asamat Abdul Karim Patel 3) Mr Asim Abdul Karim Patel 4) Mr. Kalim Abdul Karim Patel Developers - 1) Mr. Shaukin Kumar S. Jain and 2) Mr. Nitin B. Jain	
2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Entry; Development Agreement Dated - 18/07/2014 Reg. No.-4492/2014 at Sub-Registrar office of Assurances Vasai -2 made By and Between First Party - 1) M/S Omkar Developers Through its Partner Mr. Shaukin Kumar S. Jain 2) M/S Omkar Developers Through its Partner Mr. Nitin B. Jain Second Party - M/S Mangal Murati Construction Through its Proprietor Mr. Rakesh Bhalechandra Pawar (only 10,000 Sq. Ft. Area out Of Lands Bearing Survey No- 16. Hissa No-5B, Area admeasuring 907 Sq. Yard and Land bearing Survey No-16. Hissa No-6, Area admeasuring H.R. 0-06-55 and Land bearing Survey No- 405. Area admeasuring H.R. 0-03-5)	
2015	Nil	Nil
2016	Nil	Nil
2017	Index II Books are Not Ready	

I, say that Title of the Land bearing Survey No- 16. Hissa No-5B, Area admeasuring 907 Sq. Yard Assessment Rs -15/- Paise 36/- lying, being and situate in Village -Bolinj, Taluka- Vasai, District-Thane. Standing in the name of 1) Mr. Asalm Abdul Karim Patel 2) Mr. Asamat Abdul Karim Patel 3) Mr Asim Abdul Karim Patel 4) Mr. Kalim Abdul Karim Patel is freehold

However the said Owners Made Development Agreement Dated - 31/12/2010 Reg. No.-18487/2010 dated 31/12/2010 at Sub- Registrar office of Assurances Vasai -2 1) Mr. Asalm Abdul Karim Patel 2) Mr. Asamat Abdul Karim Patel 3) Mr Asim Abdul Karim Patel 4) Mr. Kalim Abdul Karim Patel Gave the Aforesaid Land for Development Purpose to 1) Mr. Shaukin Kumar S. Jain and 2) Mr. Nitin B. Jain (Some Part of The Land)

And

By the virtue of Development Agreement Dated - 18/07/2014 Reg. No.- 492/2014 at Sub - Registrar office of Assurances Vasai -2 1) M/S Omkar Developers Through its Partner Mr. Shaukin Kumar S. Jain 2) M/S Omkar Developers Through its Partner Mr. Nitin B. Jain Gave the Aforesaid Land for Development Purpose to M/S Mangal Murati Construction Through its Proprietor Mr. Rakesh Bhalchandra Pawar Same was incorporated in the revenue records (only 10,000 Sq.Ft. Area out Of Lands Bearing Survey No - 16. Hissa No - 5 B, Area admeasuring 907 Sq. Yard and Land bearing Survey No- 16. Hissa No-6, Area admeasuring H.R. 0-06-55 and Land bearing Survey No-405. Area admeasuring H.R. 0-03-5)

- 1) The Search & Title Report is given in the basis of documents submitted to me AND records available for Search
- 2) Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry

Date- 12/12/2017

Advocate

Nikhil R. Jain

Nikhil R. Jain
B Com LL
Advocate
Swapna
Bolinj Sur
Viral (W) Tar